

\$4,495,000 - 109 PHEASANT Run

Listing ID: 40622375

\$4,495,000

3 Bedrooms, 3 Bathrooms, 3254

Single Family

109 PHEASANT Run, The Blue Mountains,
Ontario, N0H2P0

Luxurious new home located within the Pheasant Run enclave, a small cul de sac of exceptional homes moments from both the water and town, where the street dead ends into a 10 acre park. Perfectly situated on the .6 Acre lot this showcase home offers 22ft ceilings in the Great Room with Lift & Slide doors to the rear yard backing onto a protected green space. Marvin Custom windows provide incredible light and warmth throughout this gracious one level home. Gorgeous 2-sided Gas Fireplace with full height stone work and unique display details holds a 75 Art TV and provides ambience throughout the main entertaining space. Incredible 13' island is the anchor of the grand kitchen offering 2 Dishwashers, second sink / prep area with Beverage Fridge, induction cook top, Built In Appliances including a Miele Cappuccino maker, Walk In Pantry. The Guest Wing offers a unique glass hallway leading to 2 Bedrooms & Full Bath with unusual window configurations creating indulgent personal spaces. Large, comfy den provides a plush away space with a walk out to deck. The deluxe mudroom & laundry area offers beautifully designed storage and cabinetry with a luxurious heated stone floor, conveniently located off the 3 Car Heated

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Garage there is also an exterior door for a front porch alternative. Primary Ensuite provides a serene oasis with Walk In Closet, Opulent Bath including a sumptuous Soaking Tub, and Sliding Door to the Covered Patio where the Hot Tub and Outdoor Wood Burning Fireplace await. This beautifully appointed home is available with custom curated furnishings. Lower Level offers over 3,000 sq ft of unfinished space with large daylight window wells. Large rear yard can accomodate both swimming pool and sport / pickle ball court ! (id:50245)

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Listing Office:Royal LePage Locations North (Collingwood Unit B) Brokerage